

Desert/Borrego Springs

Key Issues

- Surrounded by the Anza Borrego Desert State Park, the Sub-region's economy relies heavily on tourism. Therefore, the amount of commercial land far exceeds the local demand
- Borrego Springs has existing nodes of commercially designated land in addition to the village area. Each node has a variety of commercial uses

Sponsor Group Direction

- Preserve the eastern half of the Valley (east of Borrego Valley Road and north of Rango Way) from urban uses because of its distance from the town center
- Retain the Christmas Circle area as the principal General Commercial center of the valley
- Concentrate secondary commercial development to a limited number of nodes
- Rural Commercial applied to appropriate specified locations
- Except for existing uses, industrial uses shall be limited to (I-1) Limited Impact.
- Locate industrial uses where there is limited impact on residentially planned areas and within the existing sewer service area

**Additional Staff Analysis/
Recommendations**

Staff supports all Sponsor Group direction and recommendations

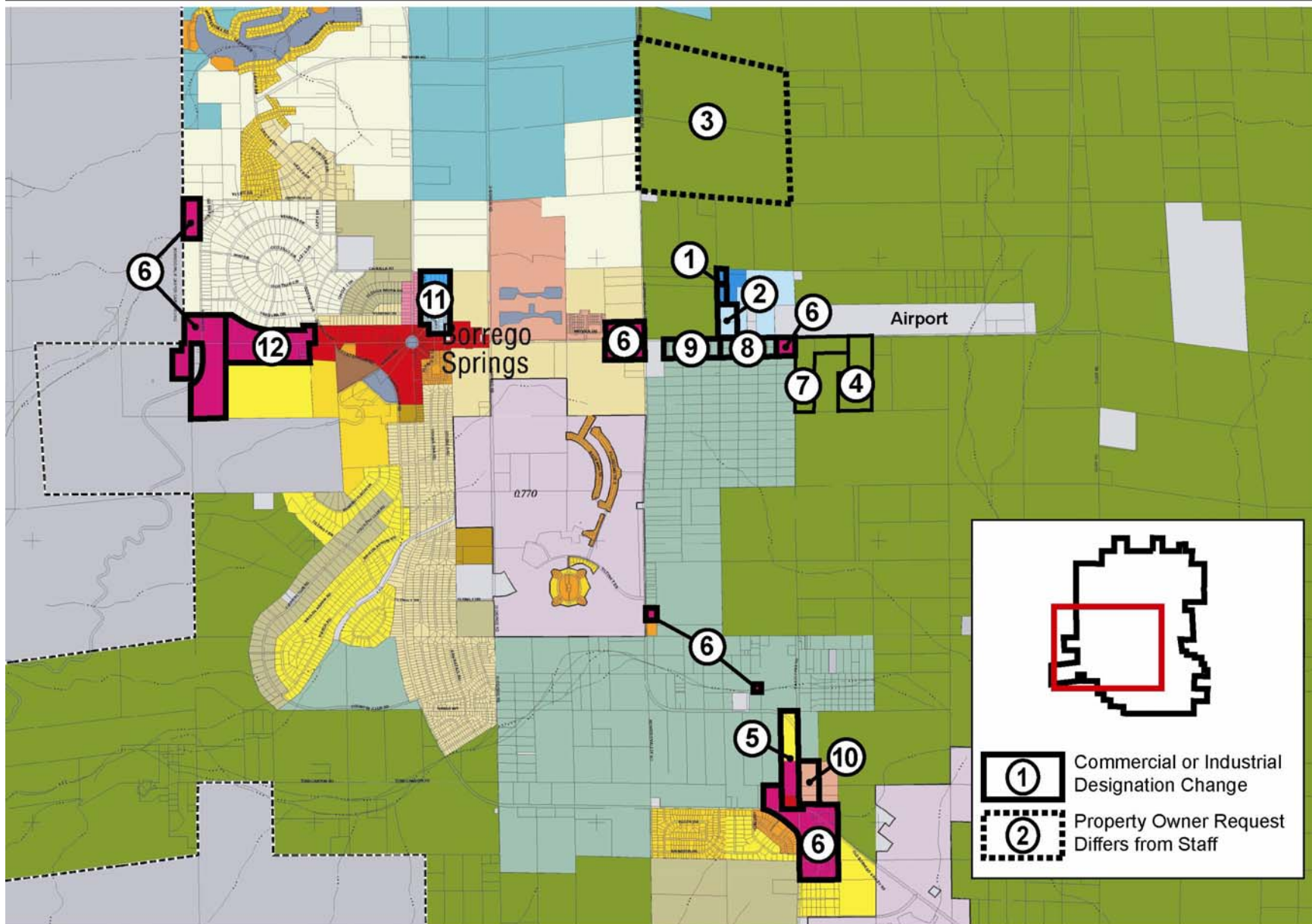
- The County Airports division has recommended industrial designations remain at the western end of the Borrego Valley Airport for safety reasons. Low and Medium Industrial designations are recommended for the area previously designated Service Commercial. Rural Commercial is recommended for most of the area previously designated Visitor Serving Commercial. Removing commercial designations on the properties adjacent to the airport's southern boundary is recommended

ERA Needs Analysis
(all numbers in acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	50	334	284	450	400
Industrial	55	195	140	159	104
Office	29	99	70	93	64

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Desert/Borrego Springs (portion of)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(I-2) High Impact Industrial	(I-2) High Impact Industrial to expand existing ready mix plant	(I-2) High Impact Industrial to expand existing ready mix plant (Rodriguez)	<p><i>Total Area:</i> 10 acres</p> <p><i>Current Use:</i> Sand storage</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> • Large sites able to accommodate industrial uses • Same property owner has adjacent cement plant and purchased the parcel with the intentions of expanding the existing plant • Adjacent to land proposed at Limited-Impact Industrial and Rural Lands designated property • Within area recommended for an industrial designation by County Airports Division • Use fits a community need • Staff supports the Sponsor Group recommendation
2	(I-1) Limited Impact Industrial	(I-1) Limited Impact Industrial	(I-1) Limited Impact Industrial for research and development facility (Seifker)	<p><i>Total Area:</i> 18 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> • Large sites able to accommodate industrial uses intended for research and development facility • Adjacent to land proposed at Limited and High-Impact Industrial and Rural Lands designated property • Within the area recommended for an industrial designation by County Airports division • Fronts on Palm Canyon Drive • Staff supports the Sponsor Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
3	(RL-80) Rural Lands	(RL-80) Rural Lands	(I-1)) Limited-Impact Industrial Campus park style of industrial at the end of a potential future airport runway (Sandin-Moran-Waipio Terrace Joint Venture represented by Tong)	<p><i>Total Area:</i> 620 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Incompatible with community character • Sponsor Group draft policies do not support the requested use in this area • Inconsistent with projected need for industrial lands • Not supported by infrastructure • Nearest sewer and water lines are approximately 1 mile from the closest portion of the requested area • May include significant environmental constraints [Tier 1 Habitat (Mesquite Bosque) and Tier 2 Habitat (Desert Saltbush Scrub)] • Staff supports the Sponsor Group recommendation <p>Note: There was an earlier request on this property by the same ownership group for semi-rural residential. The Board of Supervisors directed staff to review these 2 parcels in the GP2020 EIR at 1du/80 acres on the Residential Baseline map and 1du/40 acres on the Board Alternative Map. The request for industrial land came after the Board gave their direction.</p>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
4	(RL-80) Rural Lands Utilize use permit process to achieve requested use	(RL-80) Rural Lands Utilize use permit process to achieve requested use	A designation that allows for a 130 space RV park (Gottlieb)	<p><i>Total Area:</i> 60 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> Compatible with community character Proposed use is compatible, but additional study (more specific than the General Plan level) is warranted May include significant environmental constraints [Tier 1 habitat (Mesquite Bosque-Borrogo Sink) exists on the southern and eastern portion of the parcel] Staff supports the Sponsor Group recommendation Note: Requestor has agreed to utilize use permit process to achieve requested use.
5	(SR-1) Semi-Rural Residential (C-1) General Commercial (C-4) Rural Commercial	(SR-1) Semi-Rural Residential (C-1) General Commercial (C-4) Rural Commercial	Mix of uses - General store, motel, service station, town square, live/work lofts, single and multifamily residential (Steele)	<p><i>Total Area:</i> 41 acres</p> <p><i>Current Use:</i> Mostly undeveloped, defunct service station and tow yard</p> <p><i>Existing GP:</i> (4) Residential (13) General Commercial (14) Service Commercial</p>	<ul style="list-style-type: none"> Compatibility with community character and surrounding land uses Across the street from existing tourist destination (La Casa Del Zoro) At the corner of two county highways (Borrogo Springs Road and Yaqui Pass Road) Direct access to water and sewer lines Requestor agrees with proposed designations Staff previously worked with the community regarding the change which has been reflected on GP2020 Working Copy maps since early 2003 Staff supports the Sponsor Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
6	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 207 acres (in 5 separate areas of the community)</p> <p><i>Current Use:</i> Various (visitor serving, mechanic shop, nursery and undeveloped)</p> <p><i>Existing GP:</i> (26) Visitor Serving Commercial</p>	<ul style="list-style-type: none"> • Elimination of the Visitor Serving Commercial designation necessitated change • The visitor serving (and other) uses can be accommodated within the Rural Commercial designation • Staff supports the Sponsor Group recommendation
7	(RL-80) Rural Lands	(RL-80) Rural Lands	No recommendation submitted	<p><i>Total Area:</i> 48 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (26) Visitor Serving Commercial</p>	<ul style="list-style-type: none"> • Approximately 12 acres is zoned commercial and the remainder is zoned residential • Commercial uses in this area are not supported by the proposed Community Plan text • Staff previously worked with the community regarding the change which has been reflected on GP2020 Working Copy maps since 2002 • Staff supports the Sponsor Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
8	(SR-10) Semi-Rural Residential	(SR-10) Semi-Rural Residential	No recommendation submitted	<i>Total Area:</i> 28 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (15) Limited Impact Industrial	<ul style="list-style-type: none"> • Inconsistent with projected need for industrial lands • Staff supports the Sponsor Group recommendation
9	(SR-10) Semi-Rural Residential	(SR-10) Semi-Rural Residential	No recommendation submitted	<i>Total Area:</i> 27 acres <i>Current Use:</i> 6 undeveloped parcels + 1 parcel includes a landscaping business <i>Existing GP:</i> (11) Office Professional	<ul style="list-style-type: none"> • Commercial uses in this area are not supported by the proposed Community Plan text • Staff previously worked with the community regarding the change which has been reflected on GP2020 Working Copy maps since early 2000 • Staff supports the Sponsor Group recommendation
10	(VR-4.3) Village Residential	(VR-4.3) Village Residential	(VR-4.3) Village Residential (Bemis)	<i>Total Area:</i> 23 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> • This area was re-designated via the residential property referral process • Staff supports the Sponsor Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
11	(I-1) Limited-Impact Industrial	(I-1) Limited-Impact Industrial	No recommendation submitted	<i>Total Area:</i> 87 acres	<ul style="list-style-type: none"> • Elimination of the Visitor Serving Commercial designation necessitated change • Staff supports the Sponsor Group recommendation
	(I-2) Medium-Impact Industrial	(I-2) Medium-Impact Industrial		<i>Current Use:</i> Various (commercial, industrial and residential) <i>Existing GP:</i> (14) Service Commercial	
12	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 80 acres <i>Current Use:</i> Various (visitor serving, mobile home and undeveloped) <i>Existing GP:</i> (6) Residential (7) Residential	<ul style="list-style-type: none"> • Commercial uses in this area are supported by the proposed Community Plan text. • Staff previously worked with the community regarding the change which has been reflected on GP2020 Working Copy maps since early 2000 • Staff supports the Sponsor Group recommendation